

COMMERCIAL IMPROVED

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	55	Median :	84	COV :	33.05	95% Median C.I. :	78.79 to 94.32
Total Sales Price :	23,389,462	Wgt. Mean :	83	STD :	28.36	95% Wgt. Mean C.I. :	78.60 to 87.75
Total Adj. Sales Price :	23,389,462	Mean :	86	Avg.Abs.Dev :	20.08	95% Mean C.I. :	78.30 to 93.30
Total Assessed Value :	19,453,826						
Avg. Adj. Sales Price :	425,263	COD :	24.02	MAX Sales Ratio :	182.12		
Avg. Assessed Value :	353,706	PRD :	103.16	MIN Sales Ratio :	35.25		

Printed : 05/19/2023

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	2	83.68	83.68	81.35	04.12	102.86	80.23	87.13	N/A	818,642	665,948
01/01/2020 To 03/31/2020	2	101.03	101.03	102.04	02.95	99.01	98.05	104.00	N/A	171,500	175,001
04/01/2020 To 06/30/2020	1	82.32	82.32	82.32		100.00	82.32	82.32	N/A	200,000	164,639
07/01/2020 To 09/30/2020	8	99.38	103.49	97.93	15.81	105.68	78.79	166.19	78.79 to 166.19	173,688	170,100
10/01/2020 To 12/31/2020	4	86.71	91.91	88.52	10.76	103.83	81.02	113.19	N/A	763,250	675,655
01/01/2021 To 03/31/2021	1	86.62	86.62	86.62		100.00	86.62	86.62	N/A	2,406,452	2,084,373
04/01/2021 To 06/30/2021	2	94.55	94.55	94.98	16.39	99.55	79.05	110.05	N/A	160,500	152,450
07/01/2021 To 09/30/2021	5	96.36	94.45	91.60	06.67	103.11	81.52	107.47	N/A	129,100	118,252
10/01/2021 To 12/31/2021	10	66.53	76.70	79.93	43.14	95.96	35.25	182.12	36.38 to 98.57	401,849	321,210
01/01/2022 To 03/31/2022	7	82.09	87.05	76.14	28.77	114.33	50.50	155.44	50.50 to 155.44	300,643	228,902
04/01/2022 To 06/30/2022	10	73.60	80.34	81.10	19.65	99.06	46.56	111.23	68.95 to 105.98	681,374	552,576
07/01/2022 To 09/30/2022	3	44.08	48.02	48.83	13.52	98.34	41.06	58.93	N/A	152,333	74,389
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	13	98.05	98.44	89.85	14.02	109.56	78.79	166.19	82.32 to 104.00	274,599	246,718
10/01/2020 To 09/30/2021	12	89.82	92.97	88.44	10.42	105.12	79.05	113.19	81.52 to 107.47	535,496	473,596
10/01/2021 To 09/30/2022	30	72.02	77.46	78.87	31.55	98.21	35.25	182.12	59.08 to 82.09	446,458	352,111
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	15	98.05	98.66	91.83	13.93	107.44	78.79	166.19	83.58 to 104.00	332,367	305,204
01/01/2021 To 12/31/2021	18	84.07	84.16	83.78	27.08	100.45	35.25	182.12	59.08 to 96.54	410,635	344,035
<u>ALL</u>											
10/01/2019 To 09/30/2022	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706

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Total Adj. Sales Price :	23,389,462	Mean :	86	Avg.Abs.Dev :	20.08	95% Mean C.I. :	78.30 to 93.30
Total Assessed Value :	19,453,826						
Avg. Adj. Sales Price :	425,263	COD :	24.02	MAX Sales Ratio :	182.12		
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Printed : 05/19/2023

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	45	83.58	86.24	82.53	22.95	104.50	36.38	182.12	78.79 to 96.54	421,423	347,814
3	10	84.07	83.84	85.92	28.74	97.58	35.25	155.44	44.08 to 111.23	442,544	380,219
<u>ALL</u>											
10/01/2019 To 09/30/2022	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
HASTINGS	45	83.58	86.24	82.53	22.95	104.50	36.38	182.12	78.79 to 96.54	421,423	347,814
KENESAW	5	63.61	64.16	68.61	30.99	93.51	35.25	96.36	N/A	87,797	60,238
RURAL	5	90.36	103.52	87.82	23.48	117.88	73.97	155.44	N/A	797,290	700,200
<u>ALL</u>											
10/01/2019 To 09/30/2022	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706

**LOCATIONS: URBAN, SUBURBAN, & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	46	82.21	83.87	83.02	24.47	101.02	35.25	182.12	77.99 to 96.36	373,504	310,084
2	3	73.86	76.48	79.98	07.97	95.62	68.95	86.62	N/A	1,437,764	1,149,955
3	6	100.32	105.27	91.82	20.31	114.65	73.97	155.44	73.97 to 155.44	315,833	290,013
<u>ALL</u>											
10/01/2019 To 09/30/2022	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706

**STATUS: IMPROVED, UNIMPROVED, & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
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<u>ALL</u>											
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PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02	2	84.83	84.83	81.63	21.17	103.92	66.87	102.79	N/A	264,000	215,507
03	48	82.95	84.59	83.34	23.83	101.50	35.25	182.12	78.79 to 94.32	422,700	352,292
04	5	90.36	97.82	82.15	25.03	119.07	68.95	155.44	N/A	514,368	422,558
<u>ALL</u>											
10/01/2019 To 09/30/2022	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003	5	63.61	64.16	68.61	30.99	93.51	35.25	96.36	N/A	87,797	60,238
010018	41	83.58	86.21	83.28	23.43	103.52	36.38	182.12	78.79 to 96.54	405,248	337,489
010090	9	90.36	95.97	83.90	20.47	114.39	68.95	155.44	73.86 to 111.23	703,921	590,622
010123											
100019											
180501											
400126											
500503											
650005											
910074											
<u>ALL</u>											
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YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 OR Blank	4	86.24	85.54	82.85	12.82	103.25	66.87	102.79	N/A	247,375	204,954
Prior TO 1900	1	166.19	166.19	166.19		100.00	166.19	166.19	N/A	72,500	120,491
1900 TO 1919	2	116.82	116.82	153.85	55.91	75.93	51.51	182.12	N/A	121,250	186,538
1920 TO 1939	1	110.05	110.05	110.05		100.00	110.05	110.05	N/A	165,000	181,588
1940 TO 1949	6	94.87	95.72	88.61	27.71	108.02	44.08	155.44	44.08 to 155.44	286,140	253,558
1950 TO 1959	3	79.05	76.54	80.04	24.23	95.63	46.56	104.00	N/A	182,000	145,669
1960 TO 1969	7	63.61	65.41	68.32	37.92	95.74	35.25	98.05	35.25 to 98.05	125,641	85,835
1970 TO 1979	9	83.58	80.64	80.61	14.76	100.04	57.79	99.38	59.08 to 98.57	492,833	397,284
1980 TO 1989	6	82.71	78.73	79.16	19.33	99.46	50.50	101.01	50.50 to 101.01	651,159	515,461
1990 TO 1999	3	84.13	90.58	80.93	10.83	111.92	80.15	107.47	N/A	980,000	793,149
2000 TO 2009	7	82.32	88.81	88.75	14.19	100.07	73.33	110.25	73.33 to 110.25	431,429	382,901
2010 TO 2014	3	80.23	87.46	81.72	18.38	107.02	68.95	113.19	N/A	889,095	726,582
2015 TO Present	3	81.02	83.79	82.52	12.59	101.54	69.87	100.47	N/A	602,633	497,277
<u>ALL</u>											
10/01/2019 To 09/30/2022	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706
Greater Than 14,999	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706
Greater Than 29,999	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	5	44.08	52.72	52.42	34.60	100.57	35.25	96.36	N/A	41,597	21,806
60,000 TO 99,999	3	107.47	124.34	125.45	20.72	99.12	99.37	166.19	N/A	69,167	86,771
100,000 TO 149,999	6	93.47	91.70	91.54	10.96	100.17	69.87	111.23	69.87 to 111.23	125,067	114,489
150,000 TO 249,999	21	89.38	92.04	92.23	25.11	99.79	41.06	182.12	78.79 to 102.79	195,310	180,129
250,000 TO 499,999	9	82.09	81.21	82.45	18.22	98.50	57.79	113.19	59.08 to 101.01	297,500	245,301
500,000 TO 999,999	3	68.95	75.14	77.17	26.82	97.37	50.50	105.98	N/A	860,333	663,957
1,000,000 TO 1,999,999	6	79.11	79.39	79.49	05.21	99.87	73.86	89.28	73.86 to 89.28	1,281,187	1,018,466
2,000,000 TO 4,999,999	2	83.39	83.39	83.15	03.89	100.29	80.15	86.62	N/A	2,588,226	2,152,233
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>											
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ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____ Low \$ _____											
1 TO 4999											
5000 TO 9999											
_____ Total \$ _____											
1 TO 9999											
10000 TO 29999	4	40.23	41.81	42.60	14.89	98.15	35.25	51.51	N/A	42,497	18,104
30000 TO 59999	1	96.36	96.36	96.36		100.00	96.36	96.36	N/A	38,000	36,615
60000 TO 99999	5	84.13	75.72	63.04	28.34	120.11	41.06	107.47	N/A	124,000	78,165
100000 TO 149999	10	80.29	88.29	82.33	22.72	107.24	58.93	166.19	63.61 to 98.05	142,690	117,477
150000 TO 249999	19	90.36	89.03	86.60	15.19	102.81	57.79	111.23	73.33 to 102.79	226,237	195,917
250000 TO 499999	6	107.10	114.06	94.59	33.79	120.58	50.50	182.12	50.50 to 182.12	357,917	338,566
500000 +	10	80.19	81.81	81.87	08.50	99.93	68.95	105.98	73.86 to 89.28	1,468,858	1,202,538
_____ ALL _____											
10/01/2019 To 09/30/2022	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	4	86.24	85.54	82.85	12.82	103.25	66.87	102.79	N/A	247,375	204,954
10	10	97.87	97.91	101.79	30.68	96.19	35.25	166.19	44.08 to 155.44	120,049	122,194
20	37	83.58	84.91	84.81	20.79	100.12	36.38	182.12	79.05 to 94.32	476,391	404,026
30	4	63.94	64.09	68.94	14.67	92.96	50.50	77.99	N/A	893,250	615,781
_____ ALL _____											
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OCCUPANCY CODE

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0 or Blank	4	86.24	85.54	82.85	12.82	103.25	66.87	102.79	N/A	247,375	204,954
303	1	46.56	46.56	46.56		100.00	46.56	46.56	N/A	160,000	74,488
341	2	71.26	71.26	72.09	17.30	98.85	58.93	83.58	N/A	206,000	148,509
344	6	78.92	104.44	89.29	48.18	116.97	51.51	182.12	51.51 to 182.12	253,500	226,350
346	1	63.61	63.61	63.61		100.00	63.61	63.61	N/A	161,000	102,415
349	1	96.36	96.36	96.36		100.00	96.36	96.36	N/A	38,000	36,615
352	2	64.10	64.10	65.98	35.94	97.15	41.06	87.13	N/A	245,000	161,642
353	4	80.63	79.60	79.46	12.33	100.18	59.08	98.05	N/A	795,821	632,350
384	2	86.76	86.76	87.79	03.03	98.83	84.13	89.38	N/A	165,000	144,849
386	3	73.33	63.74	73.18	20.52	87.10	36.38	81.52	N/A	164,167	120,129
406	10	95.43	91.27	90.72	24.80	100.61	35.25	155.44	44.08 to 111.23	230,749	209,337
408	1	70.70	70.70	70.70		100.00	70.70	70.70	N/A	225,000	159,064
410	3	99.38	102.73	102.90	03.91	99.83	98.57	110.25	N/A	186,833	192,243
419	2	75.76	75.76	63.05	33.34	120.16	50.50	101.01	N/A	503,000	317,140
455	2	97.63	97.63	97.02	08.55	100.63	89.28	105.98	N/A	1,025,000	994,416
494	8	93.00	88.90	85.61	18.14	103.84	57.79	113.19	57.79 to 113.19	592,899	507,589
530	2	80.16	80.16	78.44	02.71	102.19	77.99	82.32	N/A	975,000	764,767
595	1	80.15	80.15	80.15		100.00	80.15	80.15	N/A	2,770,000	2,220,092
<u>ALL</u>											
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Number of Sales :	55	Median :	84	COV :	33.05	95% Median C.I. :	78.79 to 94.32
Total Sales Price :	23,389,462	Wgt. Mean :	83	STD :	28.36	95% Wgt. Mean C.I. :	78.60 to 87.75
Total Adj. Sales Price :	23,389,462	Mean :	86	Avg.Abs.Dev :	20.08	95% Mean C.I. :	78.30 to 93.30
Total Assessed Value :	19,453,826						
Avg. Adj. Sales Price :	425,263	COD :	24.02	MAX Sales Ratio :	182.12		
Avg. Assessed Value :	353,706	PRD :	103.16	MIN Sales Ratio :	35.25		

Printed : 05/19/2023

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	4	86.24	85.54	82.85	12.82	103.25	66.87	102.79	N/A	247,375	204,954
10	5	44.08	57.96	66.57	42.24	87.07	35.25	90.36	N/A	142,197	94,666
20	25	96.36	93.86	87.60	20.25	107.15	46.56	182.12	83.58 to 99.38	469,958	411,698
30	20	80.63	84.07	79.71	21.82	105.47	36.38	166.19	73.33 to 94.32	483,751	385,583
40	1	59.08	59.08	59.08		100.00	59.08	59.08	N/A	265,000	156,564
<u>ALL</u>											
10/01/2019 To 09/30/2022	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Blank	4	86.24	85.54	82.85	12.82	103.25	66.87	102.79	N/A	247,375	204,954
01	8	82.58	80.43	76.41	15.40	105.26	50.50	101.01	50.50 to 101.01	564,911	431,672
02	8	78.92	96.14	85.62	40.04	112.29	51.51	182.12	51.51 to 182.12	241,625	206,890
03	20	92.34	86.23	90.64	23.92	95.13	35.25	155.44	73.33 to 104.00	289,774	262,643
04	3	80.15	69.45	78.02	19.16	89.02	41.06	87.13	N/A	1,086,667	847,792
05	3	82.32	85.56	78.78	07.43	108.61	77.99	96.36	N/A	662,667	522,050
06	8	93.00	88.90	85.61	18.14	103.84	57.79	113.19	57.79 to 113.19	592,899	507,589
10	1	63.61	63.61	63.61		100.00	63.61	63.61	N/A	161,000	102,415
<u>ALL</u>											
10/01/2019 To 09/30/2022	55	83.58	85.80	83.17	24.02	103.16	35.25	182.12	78.79 to 94.32	425,263	353,706